

# ASSIGNEE'S SALE

of valuable, improved real property containing one-fourth acre, more or less, located on the south side of Graceham Road in the Thurmont Election District, Frederick County, Maryland.

By virtue of a power of sale contained in a mortgage dated May 12, 1978, recorded in Liber 1049, folio 644, one of the Land Records of Frederick County, Maryland, from Harold S. Green and Roxanne G. Green, his wife, to the Detour Bank, said mortgage now being in default and having been assigned for the purposes of foreclosure, the undersigned Assignee will offer for sale at the Court House in the City of Frederick, Maryland on

FRIDAY, AUG. 17, 1979

AT 11:00 A.M.

all that lot or parcel of land situate, lying and being in the Thurmont Election District, Frederick County, Maryland, containing one-fourth acre of land, more or less, on the south side of the road leading from Thurmont to Graceham, Maryland, and more particularly described in a deed from Grayson D. Long and Sandra K. Long, his wife, unto the said Harold S. Green and Roxanne G. Green, his wife, dated May 12, 1978 recorded in Liber 1049, folio 642, one of the Land Records of Frederick County, Maryland.

The aforesaid real property being improved by a two-story frame/aluminum siding dwelling with one bathroom, a cellar, metal roof and hot water heat. The premises is also improved by several outbuildings: Wash house, chicken house, meat house, garage and barn.

Terms of Sale: A deposit of Two Thousand Dollars (\$2,000) in cash or check acceptable to the Assignee shall be required of the successful bidder on the day of sale and the balance shall be paid within 10 days of the ratification of the sale by the Circuit Court for Frederick County, Maryland. All costs of conveyancing including title examination, revenue stamps, transfer tax and document preparation shall be at the expense of the purchaser. Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter be assumed by the purchaser. Interest at 8% per annum on the unpaid purchase price shall be charged to the purchaser from the date of sale, until date of settlement. The above described property will be sold subject to any easement, agreements, restrictions or covenants of record affecting same, if any.

FREDERICK J. BOWER

Assignee

PEYTON PAUL PHILLIPS

Attorney for Assignee

P.O. Box 688

Frederick, Maryland 21701

662-5155

EXHIBIT NO. 4

NO. 29,287 EQUITY

IN THE CIRCUIT COURT

FOR FREDERICK COUNTY

MARYLAND

\* \* \* \* \*

I hereby acknowledge that I have purchased at public sale of the property and improvements described in the annexed advertisement for the sum of \$42,250.00 and I hereby covenant and agree to comply with the terms of sale set forth in the aforesaid advertisement which were announced by the auctioneer at the time of said sale.

WITNESS:

*Susan Rose*

*William L. Holt*  
William L. Holt  
PURCHASER

Receipt of the required deposit is hereby acknowledged.

*Peyton Paul Phillips*  
PEYTON PAUL PHILLIPS

*Exhibit 4*  
*Filed August 22, 1979*

ROSENSTOCK, BURGEE, BOWER & PHILLIPS, P.A., FREDERICK, MARYLAND